



Meadowsweet Road, Bishop Cuthbert, TS26 0QZ
5 Bed - House - Detached
£390,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: G



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Meadowsweet Road Bishop Cuthbert, TS26 0QZ

An impressive executive style detached residence occupying a prime corner position on Meadowsweet Road in a popular part of the Bishop Cuthbert estate. Built to 'The Malham' style with a spacious, well proportioned and versatile layout which incorporates five bedrooms, multiple reception areas and three bathrooms. An ideal purchase for family requirements with modern fixtures and fittings, generous gardens, off street parking and double garage. The accommodation further benefits from gas central heating, uPVC double glazing and briefly comprises: entrance lobby through to an inviting entrance hall which incorporates stairs to the first floor and access to the guest cloakroom/WC, lounge, second reception room and through to an open plan kitchen/diner/family room allowing an enviable place for entertaining family and friends. A useful utility room completes the ground floor with side access. To the first floor are five bedrooms, with bedroom one and bedroom three now linking together to offer a superb master suite with en-suite shower room. Bedroom two further benefits from a modern en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. A first floor study room offers scope for use as a further bedroom and completes the internal accommodation. Externally is an attractive frontage with column entrance and 'Juliet' style balcony. To the front and rear are well cared for landscaped gardens, with a double drive and detached double garage at the rear.









GROUND FLOOR

ENTRANCE LOBBY

Accessed via double glazed entrance door with matching frosted side screens, attractive 'marble' style tiled flooring, double cloaks cupboard to either side, with upgraded internal doors, glazed door through to the entrance hall.

ENTRANCE HALL

Matching tiled flooring, turned spindled staircase to the first floor with newel post and under stairs storage cupboard, coving and inset spotlighting to ceiling, convector radiator, access to:

GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome mixer tap and close coupled WC, attractive tiling to walls and flooring, coving to ceiling, extractor fan, convector radiator.

FAMILY LOUNGE 16'8 x 14'5 (5.08m x 4.39m)

Two double glazed 'sash' style windows to the front aspect, television recess, fitted carpet, coving to ceiling, two convector radiators.

SECOND RECEPTION ROOM 14'6 x 11'7 (4.42m x 3.53m)

Two double glazed 'sash' style windows to the front aspect, fitted carpet, coving and inset spotlighting to ceiling, two convector radiators.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM 39' x 10'9 (11.89m x 3.28m)

KITCHEN/DINING AREA

Fitted with a modern range of 'walnut' style units to base and wall level with brushed stainless steel handles and contrasting granite work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern chrome mixer tap, recess for free standing cooking range with three speed extractor hood over, integrated dishwasher and wine cooler, recess for 'American' style fridge/freezer, two 'sash' style windows to the rear aspect, coving and inset spotlighting to ceiling, 'marble' style tiled flooring, convector radiator, double glazed French doors to the rear aspect.

SITTING/FAMILY AREA

Two double glazed 'sash' style windows to the rear aspect, feature wall with mirror recesses either side, fitted carpet, coving and inset spotlighting to ceiling, two convector radiators.

UTILITY ROOM 8'10 x 6'2 (2.69m x 1.88m)

Matching unit with 'granite' effect worktop incorporating an inset single drainer stainless steel sink unit and mixer tap, recess with plumbing for washing machine, recess for tumble dryer, matching tiled flooring, double glazed side door, concealed Baxi Solo boiler, coving and inset spotlighting to ceiling, extractor fan, convector radiator.

FIRST FLOOR

LANDING

A generous landing with fitted carpet, coving and inset spotlighting to ceiling, 'chandelier' style light fitting, convector radiator, hatch to loft space.

BEDROOM ONE (open plan with bedroom three) 14'7 x 11'4 (4.45m x 3.45m)

Two double glazed 'sash' style windows to the front aspect, fitted carpet, coving and inset spotlighting to ceiling, two convector radiators.

BEDROOM THREE 14'7 x 9'8 (4.45m x 2.95m)

Fitted with a range of modern wardrobes, two double glazed 'sash' style windows overlooking the rear garden, coving and inset spotlighting to ceiling, two convector radiators.

EN-SUITE SHOWER ROOM/WC 7'7 x 6' (2.31m x 1.83m)

Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with sliding door and chrome shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to walls and flooring, coving and inset spotlighting to ceiling, shaver point, uPVC double glazed window to the side aspect, convector radiator.

BEDROOM TWO 15' x 9'8 (4.57m x 2.95m)

Two double glazed 'sash' style windows to the rear aspect, fitted carpet, coving and inset spotlighting to ceiling, two convector radiators.

EN-SUITE SHOWER ROOM/WC 8'4 x 5'6 (2.54m x 1.68m)

Fitted with a modern three piece suite comprising: walk-in shower with space saving folding door and chrome shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to walls and flooring, coving and inset spotlighting to ceiling, extractor fan, convector radiator.

BEDROOM FOUR 13'10 x 8'6 (4.22m x 2.59m)

Two double glazed 'sash' style windows to the front aspect, fitted carpet, coving and inset spotlighting to ceiling, convector radiator.

BEDROOM FIVE 9'5 x 6'4 (2.87m x 1.93m)

Double glazed 'sash' style window to the rear aspect, fitted carpet, convector radiator.

STUDY / POTENTIAL SIXTH BEDROOM 10'7 x 7'3 (3.23m x 2.21m)

Double glazed French doors opening to a 'Juliet' style balcony, fitted carpet, coving and inset spotlighting to ceiling, convector radiator.

FAMILY BATHROOM/WC 9' x 7'2 (2.74m x 2.18m)

Fitted with a modern four piece suite comprising: tiled bath with chrome mixer tap, walk-in shower with space saving folding door and chrome shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to walls and flooring, coving and inset spotlighting to ceiling, extractor fan, convector radiator.

EXTERNALLY

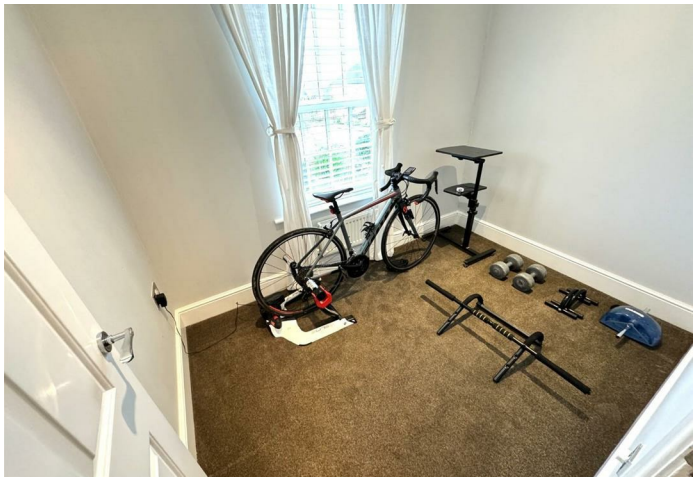
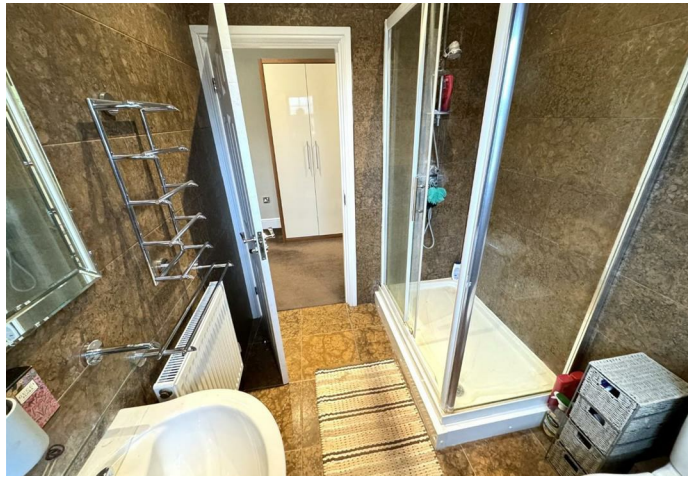
The property features attractively landscaped gardens to the front and rear, the rear garden incorporating lawn and patio areas. To the rear of the property is a double width block paved driveway providing useful off street parking in front of the double garage.

DOUBLE GARAGE 19'6 x 19'2 (5.94m x 5.84m)

Detached double garage with twin up and over access doors, light, power points.

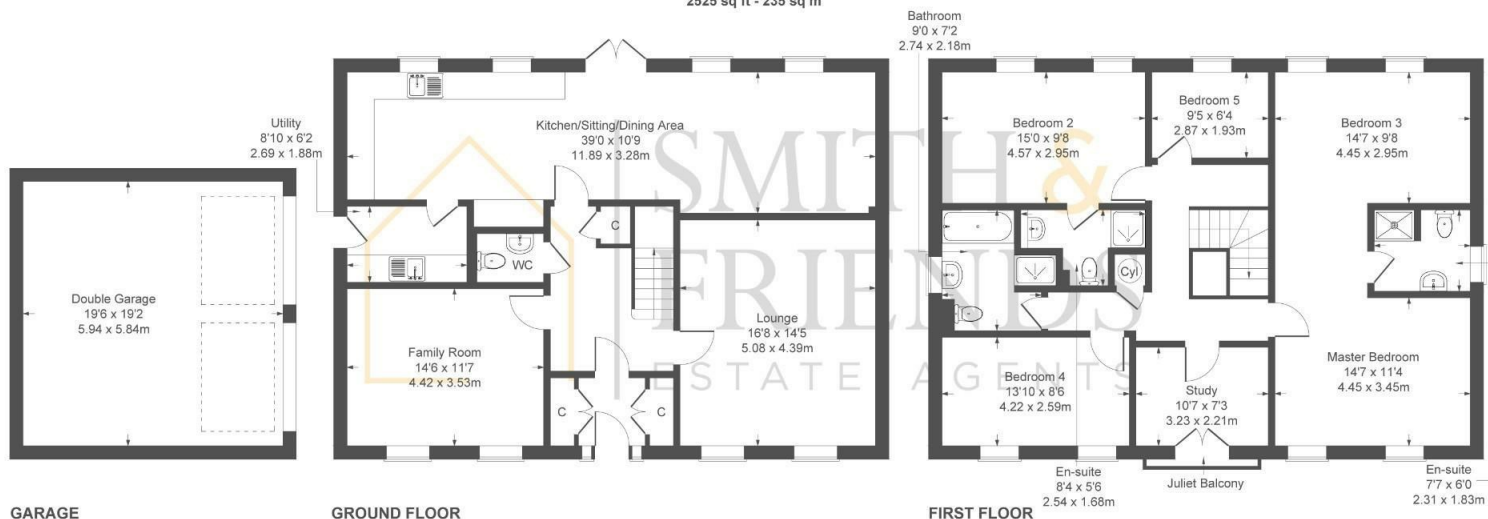
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Meadowsweet Road

Approximate Gross Internal Area
2525 sq ft - 235 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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